

DEPARTMENT OF GENERAL SERVICES

Items to be presented to the Board of Public Works

September 22, 2010

	Pages
Construction	1 and 2
Maintenance	3 thru 8
General Miscellaneous	9 thru 15
Real Property	16 thru 30
Leases	31 thru 40
Capital Grants and Loans	41 thru 63

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT**

**ITEM**            1-C

**MARYLAND SCHOOL FOR THE DEAF**

Columbia Campus  
Howard County, MD

**CONTRACT NO. AND TITLE**

Project No: AH-000-090-001;  
New Parking Lot and Athletic Field  
ADPICS NO. 001B1400238

**DESCRIPTION**

Approval requested for a contract for the construction of a parking lot centrally located to all buildings on Columbia Campus of the Maryland School for the Deaf. An athletic field will then be constructed on the location where the existing parking lot now stands.

**PROCUREMENT METHOD**

Competitive Sealed Bidding

**BIDS OR PROPOSALS**

<b><u>BIDS OR PROPOSALS</u></b>	<b><u>AMOUNT</u></b>
J.H.G. Contractors, Inc. Frederick, MD	\$674,998.00
Greene Construction Co. LLC, Pylesville, MD	\$741,555.00
Ardent Company, LLC McLean, VA	\$748,100.00
Dixie Construction Co., Inc. Churchville, MD	\$787,600.00
Peak Incorporated Columbia, MD	\$798,200.00
G-W Management Services, LLC. Rockville, MD	\$811,312.00
Urban N. Zink Contractor Inc. Chase, MD	\$826,250.00
Ross Contracting, Inc. Mount Airy, MD	\$869,650.00
Kibler Construction Co., Inc. Finksburg, MD	\$908,375.00

**AWARD**

J.H.G. Contractors, Inc.  
Frederick, MD

**AMOUNT**

\$674,998.00

**TERM**

365 Calendar Days

**MBE PARTICIPATION**

27.8%

**PERFORMANCE BOND**

100% of full contract amount

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CONSTRUCTION CONTRACT**

**ITEM**           1-C (Cont.)

**REMARKS**

A notice of availability of a Invitation for Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com*. Nine bids were received. The project estimate was \$1,192,985.00. Gannett Fleming Inc. prepared the construction drawings and specifications. All nine bidders for this project came in under the project estimate. The recommended awardee was evaluated and confirmed its bid.

**REMARKS**

The project will be constructed in two phases. The new parking lot will be constructed adjacent to the Main Building as Phase I. In Phase II the existing parking lot will be demolished and the new raised athletic field will be constructed on its site. The new field will be large enough to accommodate soccer and other field games and will have a four lane straight running track, fencing and modest safety lighting as the field is not intended for night use. The children currently have no dedicated athletic space on which to run or play games. The existing parking lot is underused and is located far away from the buildings it is supposed to serve. This project will rectify these two shortcomings.

**FUND SOURCE**

MCCBL 2009/Item 029 (provide funds to construct the main parking lot and athletic field-Howard County)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-5178-1111

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**            2-M (Cont.)

The project estimate was \$645,000.00. This project was included on the FY-09 POS maintenance program, and was in the priority schedule within the budgeted funding. GDS+, Inc. prepared the specifications and nine vendors attended the prebid. Eight vendors bid on the project with zero vendors under the project estimate. The awarded vendor was evaluated and confirmed his bid. 25% MBE participation was provided in the documentation and was approved.

**FUND SOURCE**

MCCBL 2010/Item 016 (Provide funds to construct capital improvements such as planned maintenance and repair projects at public use facilities on State owned property)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-4829-0111

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**           3-M (Cont.)

Four vendors bid on the project with no vendor's bid coming in under the project estimate.

The awarded vendor was evaluated and confirmed his bid. 20% MBE participation was provided in the documentation and was approved

**FUND SOURCE**

MCCBL 2009/Item 018 (Provide funds to construct capital improvements such as planned maintenance and repair projects at public use facilities on state owned property)

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-5113-1111

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**           4-M

**DEPARTMENT OF HEALTH & MENTAL**     Holly Center  
**HYGIENE**   Salisbury, MD

**CONTRACT NO. AND TITLE**                     ATC & Fire Alarm Maintenance;  
ADPICS NO. 001B1400155

**DESCRIPTION**                                     Approval is requested for a contract to  
provide automatic temperature control and fire alarm maintenance services at the Department of  
Health and Mental Hygiene, Holly Center for a period of three (3) years.

**PROCUREMENT METHOD**                         Competitive Sealed Bidding

**BIDS OR PROPOSALS**                             Only one bid received

**AWARD**   Honeywell International, Inc.  
Baltimore, MD

**TERM**   10/15/2010-10/14/2013

**AMOUNT**   \$149,182.50 (3 years)

**MBE PARTICIPATION**                             None

**REMARKS**   A notice of availability of a Invitation for  
Bids (IFB) was posted on DGS's Web Site, Bid Board and *eMaryland Marketplace.com*. Copies  
of the solicitation were sent to 227 prospective bidders. One (1) priced bid was received. The  
recommended awardee, Honeywell International, Inc has been found responsive and responsible  
and has confirmed their bid.

The Contractor shall provide the Preventive Maintenance, Corrective Repairs and the necessary services to properly maintain all Automatic Temperature Controls and Fire Alarm System at the Holly Center. This includes preventative maintenance, corrective repairs and the necessary services to properly maintain all Automatic Temperature Control Service and Fire Alarm System. These systems and equipment to be serviced and maintained are manufactured by Honeywell, International, Inc.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**MAINTENANCE CONTRACT**

**ITEM**           4-M (Cont.)

As stated above although this bid was fully solicited on eMM and sent to 227 prospective bidders, no other bids were received except for the bid submitted by the recommended awardee. Seven vendors were contacted and asked to complete “No Bid Response” forms. One of the vendors replied stating, “Busy/workload.”

**FUND SOURCE**

DHMH Operating Funds:

M00 11 PD30G PD31G 0833 - \$33,151.70

M00 12 PD30G PD31G 0833 - \$49,727.50

M00 13 PD30G PD31G 0833 - \$49,727.50

M00 14 PD30G PD31G 0833 - \$16,575.80

**RESIDENT BUSINESS**

Yes

**TAX COMPLIANCE NO.**

10-4947-1111

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**            5-GM

**REFERENCE**

In accordance with provisions of the State Finance and Procurement Article, Section 8-301, Annotated Code of Maryland, the Board of Public Works approval of the use of General Obligation Bond funding for the contract(s) noted below in the total amount of \$89,216.69 for 5 projects.

**A. Department of General Services**

**REMARKS**

This is an anticipated amount for construction inspection services, subject to necessary extensions, in the event the construction takes longer than expected to complete. Construction inspection services are required to ensure compliance with the requirements of the construction contract.

**DESCRIPTION**

In accordance with provisions of the State Finance and Procurement Article, Section 12-202, Annotated Code of Maryland, Board of Public Works approval is requested for the following construction inspection expenditures related to the capital improvement projects identified below:

<b><u>Project Description</u></b>	<b><u>Amount</u></b>	<b><u>Fund Source</u></b>
Project No. P-008-080-010; Inspections Services for New Bathhouse Deep Creek Lake State Park Garrett County, Maryland	\$17,579.14	MCCBL 2008/Item 017 (Provides funds for DNR Capital Development Projects)
Project No.: MA-000-100-001; Inspection Services for Patient Environment Improvements Thomas B. Finan Center Allegany County, Maryland	\$3,705.87	MCCBL 2009/ Item 023 (Funding for Patient Improvements at Psychiatric Facilities)
	<hr/> \$21,285.01 Total	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**            5-GM (Cont.)

**B. Department of Public Safety and Correctional Services**

Closing of Air Rights related to Baltimore City Prison Expansion

**DESCRIPTION**

Board approval is requested for an agreement between the State of Maryland, to the use of the Department of Public Safety and Correctional Services and the Mayor and City Council of Baltimore, for the closing of air rights along Madison St., Forrest St., and Freys Alley in relation to the Baltimore City Prison Expansion.

Approval is also requested for the payment of \$6,000.00 to Baltimore City as estimated administrative costs and an appraisal fee for the requested closure. The City requires payment of estimated fees as quoted concurrent with submission of the closing agreement request, but advised that these costs could be lower or higher than projected. Should actual fees be higher than estimated at this time, subsequent BPW approval will be sought.

Upon receipt of these fees, the City will execute the closing agreement, order appraisals for the subject area, and grant the State a right of entry to begin construction work necessary for phase 2 of the city prison expansion. Once the City ordered appraisal report has been received, the City and the State will negotiate a purchase price for the air rights closure area. A recommendation for acquisition of the air rights closure area at the negotiated price will be brought back to the Board of Public Works for approval.

**REMARKS**

By approving this item, the Board of Public Works delegates to the Assistant Secretary for the Department of Public Safety and Correctional Services, the authority to sign the closing agreement between the State and Baltimore City

**AMOUNT**

\$6,000.00

**FUND SOURCE**

MCCBL 2009/Item 051 (BCDC, New Youth Detention Center)

**C. Department of Public Safety and Correctional Services**

Anne Arundel County

**DESCRIPTION**

This project provides for engineering services to develop and install a replacement Boiler Control System for Boilers 1, 2, 3, and 4 at the Jessup Correctional Facility for Men.



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL MISCELLANEOUS**

**ITEM**           5-GM (Cont.)

**CONTRACT NO. & TITLE**

Project No. PO-183-040-001;  
Construct New MSP Barrack "O,"  
Hagerstown, MD

**PROCUREMENT METHOD**

Maryland Architectural and Engineering  
Services Act

**AWARD**

Sidhu Associates, Inc  
Hunt Valley, MD

**AMOUNT**

\$30,956.00

**FUND SOURCE**

MCCBL 2010/Item 906 (Provide funds to  
design, construct and equip a new  
Hagerstown barrack and garage)

**E. Department of Health and Mental Hygiene**

Clifton T. Perkins Hospital Center  
Jessup, MD

**DESCRIPTION**

Perkins Hospital Center.

Purchase of medication carts for Clifton T.

**REMARKS**

This contract is for the supply only of 2 each medication carts for the new wing. These specific carts have been requested because the hospital currently has 10 each in use. It is of paramount importance that the location of supplies and especially medication is standardized so that all personnel can access the correct required item in emergency situations. Only Capsa Solutions makes a cart with the configuration currently in use. The carts are only available directly through Capsa Solutions.

**CONTRACT NO. AND TITLE**

Project No. 001P1100008;  
Medication Carts

**PROCUREMENT METHOD**

Small Procurement

**AWARD**

Capsa Solutions LLC.  
Columbus OH



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL/MISCELLANEOUS**

**ITEM**           6-GM

**DEPARTMENT OF GENERAL SERVICES**     Department of Natural Resources  
Annapolis, MD

**TITLE**   Transfer of Funds

**REFERENCE**                                     The Department of Natural Resources is requesting the transfer of funding from the DGS budget to the DNR critical maintenance budget to allow for the use of the DNR In-House Maintenance Staff to complete the following critical maintenance projects that were included in the FY-2011 budget submission:

<b><u>Project Location</u></b>	<b><u>Description</u></b>	<b><u>Estimate</u></b>
Elk Neck State Forest	Replace Range Baffles	\$33,000.00
Pt. Lookout State Park	Renovate Camp Store	\$20,000.00
Matapeake Fisheries	Replace Overhead Doors	\$10,000.00
Greenbrier State Park	Replace Visitors Center Entrance	\$36,000.00
Janes Island State Park	Renovate Conference Center	\$20,000.00
Herrington Manor State Park	Renovate Day Use Building	\$15,000.00
Patapsco Valley State Park	Renovate Shelter #300	\$40,000.00
Greenwell State Park	Replace Lodge Windows & Doors	\$40,000.00

This funding will be used to pay for materials and equipment required to complete the projects. All items will be procured under the small procurement process under DNR authority.

**DESCRIPTION**                                     In accordance with provisions of the State Finance and Procurement Article, Section 4-410, Annotated Code of Maryland, Board of Public Works approval is requested to transfer to Department of Natural Resources \$214,000 to support the above referenced project. Contractor/supplier invoices must be presented to the State Comptroller for payment. Disbursements from these accounts will be made by the State Treasurer based on warrants from the State Comptroller.

**AMOUNT**   \$214,000.00

**REMARKS**   DNR will utilize its own forces to complete several of these projects and save the administrative costs, along with the overhead and profit that are incurred using outside contractors. This will allow DNR to complete additional projects with the savings.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**GENERAL/MISCELLANEOUS**

**ITEM**           6-GM (Cont.)

DBM has reviewed and approved this request for use of capital funds.

**FUND SOURCE**

MCCBL/2010 Item 016 (Provide Funds to construct capital improvements such as planned maintenance and repair projects on State Owned Land.)

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**           7-RP

**DEPARTMENT OF NATURAL RESOURCES**

Girl Scouts Council of Central  
Maryland, Inc.  
582 acres Cecil County  
File # 00-4186, POS # 3308

**REFERENCE**

Approval is requested to accept an Assignment of Option Contract between The Trust for Public Land and the property owner on behalf of Program Open Space to purchase a conservation easement on an estimated 582 acres. The extensive bluffs along the Susquehanna River provide water quality and habitat protection, as well as scenic amenities for fishermen, canoeists and tubers alike. The property overlaps and buffers a large area of protected Pilot Serpentine Barren, one of only four remaining examples of this federally endangered natural community in Maryland. A survey is underway to determine final acreage. This property contains approximately 530 acres of forest and over 12,000 linear feet of interior streams and 8 species of fauna listed as rare, threatened or endangered are known to inhabit the property.

Although this parcel is owned by the Girls Scouts, it is not permanently protected. Due to tough economic times, Girl Scouts camps throughout the country are being threatened. The Girl Scouts of Central Maryland, like many non profits, have seen their revenues shrink over the past few years during the economic downturn while requests for assistance (i.e. waiver of fees for low income families) have increased. Like many landowners, they are looking at their available assets to determine the best path forward for their organization.

The Camp's proximity to Interstate 95 makes it increasingly attractive to builders and developers and development pressure in the area, particularly as a result of BRAC, remains healthy from Cecil County's growth corridor northward into Pennsylvania. Without the sale of the easement, the Girl Scouts will be forced to begin selling off lots, and this property and its habitat will be vulnerable to conversion and loss. The Girl Scouts of Central Maryland have already sold off pieces of Girl Scout properties in Anne Arundel County and Howard County to finance operations elsewhere in Central Maryland.

Purchase of the conservation easement will provide significant environmental benefits while helping to protect the camp in perpetuity. The parcel is located within the Target Ecological Area (TEA), and has received an ecological ranking of 105 under the Program Open Space Targeting System.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**           7-RP (Cont.)

The Attorney Generals Office has approved the Assignment of Option Contract. Title and transfer documents are subject to legal review.

**GRANTOR**

Girl Scouts Council of Central  
Maryland, Inc.

**GRANTEE**

The State of Maryland, to the use of the  
Department of Natural Resources

**PROPERTY**

582 +/- acres improved

**PRICE**

\$5,065,146.00 (\$8,703 per acre as per the  
discounted sales price) \* (Discounted Sale)

\*The sales price represents a negotiated discount from the recommended value (\$5,360,000.00 for estimated 582 acres, or \$9,209/acre) to the State of Maryland of \$294,854.00 or 5.5%.

**APPRAISED VALUES**

\$5,238,000 – (10/22/09) – Stephen H. Muller – Fee Appraiser  
Reviewed by Darryl Andrews

\$5,360,000 – (10/1/09) – Gary R. Anglemyer – Fee Appraiser  
Reviewed by Darryl Andrews

**FUND SOURCE**

\$5,240,850 POS Opportunity Loan  
2009/Item 500, 89.22.45

**SPECIAL CONDITIONS**

1. Approval is requested to reimburse The Trust for Public Land for the following items totaling \$175,704.

Appraisals	\$ 23,300 .00
Title	\$ 450.00
<u>Administrative Fee (3%)</u>	<u>\$151,954.00</u>
Total:	\$175,704.00

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**           7-RP (Cont.)

2.       If the final survey reveals the acreage differs from 582 acres, Purchaser (the State), in its sole and complete discretion shall have the option to: (i) terminate this agreement and be released from its obligations hereunder or (ii) amend this Agreement with a reduced Purchase Price adjusted downward at a rate of \$8,703 per acre (as per the discounted sales price) or upwards at the same rate not to exceed a maximum of \$5,108,661 (slightly less than 1%) subject to final survey.

**REMARKS**

1.       The Department of Natural Resources recommends approval of this acquisition.
2.       This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 105 under the Program Open Space Target ecological scoring system.
3.       The Governor has requested that the Board of Public Works borrow money and incur special obligation indebtedness through a special loan to be known as the Program Open Space Acquisition Opportunity Loan of 2009 as provided in Chapter 419 of the Laws of Maryland 2009.
4.       This action authorizes the Comptroller to advance funds needed to complete the transaction; requesting the use of bonds authorized under the Program Open Space Acquisition Opportunity Loan of 2009.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY****ITEM** 8-RP

**DEPARTMENT OF NATURAL RESOURCES** Pomfrett, LLC.  
773.08 acres  
Charles County  
File # 00-4192, POS # 4017

**REFERENCE** Approval is requested on behalf of the Department of Natural Resources Program Open Space to accept an Assignment of Option Contract between The Trust for Public Land and the property owner to purchase the Pomfrett, LLC property located in Charles County. The 773.08-acre Pomfrett LLC property, will be included in the Myrtle Grove WMA, and has received an ecological ranking score of 97 under the new Program Open Space Targeting System. Part of Mattawoman Creek borders the Pomfrett property to the west and a small tributary runs through the property. Mattawoman Creek is a very ecologically important tributary to the Potomac River.

The acquisition of Pomfrett LLC would protect land, wetland, and stream channel that will further efforts to maintain small and large scale ecological integrity, safeguard wildlife habitat, and protect the water quality of Mattawoman Creek, the Potomac River and the Chesapeake Bay. There is potential for creating moist soil/flooded impoundments on the property to benefit aquatic and waterfowl species. This acquisition will safeguard wildlife habitat, provide opportunities for restoration, public access to the water and new opportunities for primitive camping, environmental education and active recreation.

The Attorney Generals Office has approved the Assignment & Amendment of Option Contract. Title and transfer documents are subject to legal review.

**GRANTOR** Pomfrett, LLC**GRANTEE** The State of Maryland, to the use of the Department of Natural Resources**PROPERTY** 772 +/- acres unimproved**PRICE** \$4, 200,000.00 \*  
(Discounted Sale)

\*The sales price represents a negotiated discount from the recommended value (\$5,400,000.00 for an estimated 772 acres) to the State of Maryland of \$1,200,000.00 or 22.22%.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY****ITEM**           8-RP (Cont.)**APPRAISED VALUES**

\$5,400,000.00 – (4/17/2010) – Terry R. Dunkin – Fee Appraiser  
Reviewed by Darryl Andrews

\$6,562,000.00 – (4/8/2010) – Stephen H. Muller – Fee Appraiser  
Reviewed by Darryl Andrews

**FUND SOURCE**

\$4,325,000.00 POS Opportunity Loan 2009/  
Item 500, 89.22.45

**REMARKS**

1. The Department of Natural Resources recommends approval of this acquisition.
2. This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 97 under the Program Open Space Target ecological scoring system.
3. The Governor has requested that the Board of Public Works borrow money and incur special obligation indebtedness through a special loan to be known as the Program Open Space Acquisition Opportunity Loan of 2009 as provided in Chapter 419 of the Laws of Maryland 2009.
4. This action authorizes the Comptroller to advance funds needed to complete the transaction; requesting the use of bonds authorized under the Program Open Space Acquisition Opportunity Loan of 2009.
5. Pursuant to Section 5-903(f) (iii) of the Natural Resources Article, Annotated Code of Maryland; Board approval is also requested for the use of up to \$125,000.00 in POS funds, to protect water quality by implementing environmental improvements including restoration measures and remove structural debris to stabilize the property after settlement.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            9-RP

**DEPARTMENT OF AGRICULTURE**

Maryland Agricultural Land Preservation Foundation (MALPF)  
Agricultural Land Preservation Easement (Dorchester County)

**REFERENCE**

Board of Public Works approval is requested for the Maryland Agricultural Land Preservation Foundation, Department of Agriculture, to accept an option contract for the purchase of an agricultural preservation easement on the following property:

**SPECIAL CONDITIONS**

Grantor relinquishes all rights to develop or subdivide the land for industrial, commercial, or residential use. Land shall be preserved solely for agricultural use in accordance with provisions of the Agricultural Article. No commercial signs or bill boards are permitted, and there shall be no dumping on land except as is necessary to normal farming operations. Grantor shall manage the property in accordance with sound agricultural practices. Grantee shall have the right to enter land for inspection. No public rights are granted.

This acquisition is partially funded with GreenPrint funds from the Department of Natural Resources and thus will also include restrictions as specified by the GreenPrint program. The term of this easement shall be in perpetuity pursuant to Agriculture Article Section 2-514.1. Pursuant and subject to the provisions of Agriculture Article Section 2-513, Grantor has elected to reserve the right to apply for release of two lots to convey to her children for the purpose of constructing a dwelling for personal use.

<b><u>Grantor</u></b>	<b><u>Property</u></b>	<b><u>Price</u></b>		
<b><u>Dorchester County</u></b>				
Margaret Malkus	340.32 Ac	\$1,018,256.73		
09-09-01	Less 1 acre	\$ 3,000.87/acre		
	Per dwelling			
	(Appraised Value)	(Agricultural Value)	(Easement Value)	
a. Cline (fee)	\$3,050,000.00	\$200,134.30	\$2,849,865.70	
b. Lutz (fee)	\$3,279,000.00	\$200,134.30	\$3,078,865.70	
Review Appraiser: Andrews				

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            9-RP (Cont.)

**FUND SOURCES**

\$ 429,256.73 L00 A11.11 State SF09  
\$ 589,000.00 L00 A11.11 GreenPrint  
\$1,018,256.73 Total

**REMARKS**

1. The Department of Agriculture recommends acceptance of this contract.
2. The Department of General Services has reviewed the appraisals and has recommended that the appraisal “a.” listed above be the appraised value of the land on which the easement is to be acquired.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            10-RP

**DEPARTMENT OF HEALTH AND**  
**MENTAL HYGIENE**

Rosewood Technology Center  
Baltimore County-File 8423

**REFERENCE**

Board of Public Works approval is requested to transfer to Baltimore County +/- .390 acres of land which is land owned by the Department of Health and Mental Hygiene and located in Baltimore County by Crondall Lane. The +/- .390 acres is adjacent to Crondall Lane and will be used by Baltimore County in a widening of Crondall Lane. This property was previously declared surplus by the Board at the meeting on November 15, 1995 Item 32 RP.

In addition to the fee simple transfer of .390 acres to Baltimore County at no cost, which was a requirement for the subdivision development of the Rosewood Technology Center, the final action for the Rosewood Technology Center is the payment to MEDCO. In Item 33-RP on November 15, 1995 the BPW approved (Agenda Item 32-RP) a request to have the Maryland Economic Development Corporation (MEDCO) act as the developer for the State on a 60-acre parcel of land owned by the State to the use of the Department of Health and Mental Hygiene (DHMH) for the Rosewood Center in Owings Mills, Maryland. This parcel was subsequently subdivided into seven lots to be known as the Rosewood Technology Center, and the lots were sold in a series of transactions to Hamilton Associates (Lot 1), Shire Manufacturing (Lots 2-6), and Hunt Valley Contractors (Lot 7).

At its June 21, 2000 meeting, the Board of Public Works approved Agenda Item 13-RP, which granted MEDCO's request to sell Lot 1 of the Rosewood Technology Center for \$231,800, and to allow MEDCO to retain 10% of the proceeds to cover its development costs. Subsequent to the sale of Lot 1, MEDCO requested BPW approval for the sale of Lots 2-7 (Agenda Items: Lot 7 on May 22, 2002 Item 10-RP; Lots 4 and 6 on September 22, 2004 Item 6-RP; Lots 2 and 3 on December 14, 2004 Item 33-RP; Lot 5 on December 14, 2005 Item 34-RP and January 18, 2006 Item 4-RP). However, BPW approval was not requested to allow MEDCO to retain 10% of the proceeds from these sales.

BPW approval is now requested to allow MEDCO to retain 10% of the net proceeds from the sale of lots 2-7. The total net proceeds for Lots 2-7 are \$4,395,217.50. BPW approval is requested to allow MEDCO to retain 10% of the net proceeds, or a total of \$439,521.75.

Transfer and Title Agreements are subject to legal review.





**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY**

**ITEM**            11-RP (Cont.)

**APPRAISED VALUES**

\$66,200.00/10.5 acres (\$6,300.00 /acre) - Michael P. Goodfellow - Fee Appraiser - 3/9/2010  
Reviewed by David Kelleher

\$50,000.00/10.5 acres (\$4,762.00 /acre) Michael C. Bowers – Fee Appraiser - 3/9/2010  
Reviewed by David Kelleher

**REMARKS**

The State Clearinghouse conducted an intergovernmental review of the project under MD20091005-1334 from October 2009 until February 2010. The original Clearinghouse recommendation was sent to the Applicant and the Board of Public Works on February 16, 2010. This updated review recommendation is the result of new information submitted on July 15, 201. The updated review recommendation is to declare ± 9.333 acres of upland forest/field tracts, which are now part of Green Ridge State Forest, surplus to the State of Maryland, and to exchange them for ±10.5 acres of ecologically-valuable land owned by Mr. Marvin L. Peck, the adjoining property owner. It is understood that appraisals were done on both properties. The land of the Maryland Department of Natural Resources has a larger per-acre value than the land of Mr. Peck. Although the amount of land to be exchanged is unequal, the monetary value of the two (2) properties is substantially the same. Currently, Mr. Peck's driveway crosses the State parcels, and the land exchange will eliminate this encroachment issue.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY****ITEM**           12-RP (Cont.)**APPRAISED VALUES**

\$710,000.00 – (12/3/2009) - William R. McCain - Fee Appraiser/Reviewed by Darryl Andrews

\$750,000.00 – (1/6/2010) - William J. Lefort - Fee Appraiser/Reviewed by Darryl Andrews

**FUND SOURCE**\$269,282.00 POS Opportunity Loan  
2009/Item 500, 89.22.45**REMARKS**

1.     The Department of Natural Resources recommends approval of this purchased conservation easement.
2.     This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 85 on the Program Open Space ecological scoring system.
3.     The Governor has requested that the Board of Public Works borrow money and incur special obligation indebtedness through a special loan to be known as the Program Open Space Acquisition Opportunity Loan of 2009 as provided in Chapter 419 of the Laws of Maryland 2009.
4.     This action authorizes the Comptroller to advance funds needed to complete the transaction; requesting the use of bonds authorized under the Program Open Space Acquisition Opportunity Loan of 2009.

---

Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY****ITEM** 13-RP

**DEPARTMENT OF NATURAL RESOURCES** Granat/Funk Property  
13.96 acres/Baltimore County  
File # 54-0008, POS #4059

**REFERENCE** Approval is requested for the acquisition of the Granat / Funk property, an unimproved mostly wooded property which lies adjacent to the Soldiers Delight Natural Environment Area (NEA). Located along the largest serpentine barrens in Maryland, Soldiers Delight Natural (NEA) is a unique environment. These barrens are underlain by serpentinite, a rock that contains very little quartz and aluminum-bearing minerals and consists mainly of serpentinite. When serpentinite weathers most of the rock dissolves leaving behind a thin, sand- and clay-poor soil, which is easily eroded. Typically a serpentine barren is sparsely vegetated and contains scrub oak, pine, cedar, grasses and unique and rare wildflowers. The Soldiers Delight Serpentine Barrens comprise over 39 rare, threatened or endangered plant species as well as rare insects, rocks and minerals. This acquisition provides an excellent opportunity to protect and buffer Soldiers Delight NEA. The parcel lies within a Target Ecological Area (TEA) and has received an ecological ranking of 116 under the new Program Open Space Targeting System.

The Agreement of Sale has been approved by the Office of the Attorney General. Title and transfer agreements are subject to legal review.

**GRANTOR** Ruth R. Granat and Miriam Granat as to a ½ interest, and Fannye Funk as to a ½ interest

**GRANTEE** The State of Maryland, to the use of the Department of Natural Resources

**PROPERTY** 13.96 +/- acres unimproved

**PRICE** \$265,050.00  
(Discounted Sale)

\*The sales price represents a negotiated discount from the recommended value (\$279,000.00) to the State of Maryland of \$13,950.00 or 5%.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**REAL PROPERTY****ITEM**           13-RP (Cont.)**APPRAISED VALUES**

\$279,000.00 – (5/11/2010) – Stephen H. Muller – Fee Appraiser –  
Reviewed by William Beach

\$380,000.00 – (4/2/2010) – Bernard A. Page, Jr. – Fee Appraiser –  
Reviewed by William Beach

**FUND SOURCE**

POS Opportunity Bond Loan 2009/Item 500  
\$265,050.00, 89.22.45

**REMARKS**

1.     The Department of Natural Resources recommends approval of this acquisition.
2.     This project meets criteria in accordance with Chapter 419, Laws of Maryland 2009 as it presents a unique acquisition opportunity as a result of the extraordinary location and environmental value of the property which scored 116 under the Program Open Space Target ecological scoring system.
3.     The Governor has requested that the Board of Public Works borrow money and incur special obligation indebtedness through a special loan to be known as the Program Open Space Acquisition Opportunity Loan of 2009 as provided in Chapter 419 of the Laws of Maryland 2009.
4.     This action authorizes the Comptroller to advance funds needed to complete the transaction; requesting the use of bonds authorized under the Program Open Space Acquisition Opportunity Loan of 2009.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE****ITEM** 14-LL

**DEPARTMENT OF NATURAL RESOURCES** Cambridge, MD  
(Land and Property Management)

**Tenant** County Council of Dorchester County  
c/o Department of Public Works  
5435 Handley Rd.  
Cambridge, MD 21679

**Property Location** Ferry Landing and Griffith Neck Rd.  
Cambridge, MD 21613

<b><u>Space Type</u></b>	Land	<b><u>Lease Type</u></b>	New	<b><u>Acre(s)</u></b>	55 +/- ac.
<b><u>Duration</u></b>	25 Years	<b><u>Effective</u></b>	10/1/2010		
<b><u>Annual Rent</u></b>	\$1.00				

<b><u>Utilities Responsibility</u></b>	Tenant
<b><u>Custodial Responsibility</u></b>	Tenant
<b><u>Previous Board Action(s)</u></b>	N/A

**Special Conditions**

1. The Tenant shall be responsible for all maintenance of the property.
2. Tenant shall be responsible for obtaining all permits, licenses, inspections, and approvals required for its use and occupancy of the premises.
3. The Tenant shall maintain at its expense throughout the term, insurance against loss or liability in connection with bodily injury, death, property damage, or destruction occurring in the Demised Premises. General Comprehensive Liability insurance will have a minimum coverage of \$1,000,000.00 per occurrence, \$2,000,000.00 annual aggregate and shall contain broad form GCL Endorsement or its equivalent.
4. The Tenant shall indemnify and hold harmless the State of Maryland and the Department of Health and Mental Hygiene against any and all liability or claim of liability (including reasonable attorney's fees, arising out of Tenant's use and occupancy, conduct, operation, or management of the premises during the term of the lease.
5. This Lease contains a termination for convenience clause.
6. The Tenant shall be responsible for, and shall defend, indemnify and hold harmless the State of Maryland the Department of Natural Resources.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE**

**ITEM**        14-LL (Cont.)

**Remarks**

1.     The Tenant shall occupy and use the Premises for the operation, improvement, maintenance and repair of the recreational boat ramp facility open to the general public at the Tenant's sole cost and expense.
  
2.     The Clearinghouse conducted an intergovernmental review of the project under MD20090914-1260 and has recommended change the use, and lease +/- 0.55 acres of the Bestpitch Ferry Public Landing to Dorchester County. Dorchester County, which has maintained and utilized the Landing for some time, plans to maintain the Landing at their expense.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE****ITEM** 15-LL

**DEPARTMENT OF NATURAL RESOURCES** Annapolis  
(Land and Property Management) Anne Arundel County

**Tenant** National Sailing Hall of Fame  
Annapolis, MD 21401

**Sub-Tenant** Annapolis Boat Shows  
Prince George St.  
Annapolis, MD 21401

**Property Location** 67, 69 and 71 Prince George St.  
Annapolis, MD 21401

<b><u>Space Type</u></b>	Land	<b><u>Lease Type</u></b>	New
<b><u>Duration</u></b>	23 Days Land 18 Days Water	<b><u>Effective</u></b>	9/30/2010
<b><u>Annual Rent</u></b>	\$16,000.00		

**Reference** On February 24, 2010, Item 5-LL, the Board of Public Works approved an Agreement-to-Lease and Lease and temporary Interim Lease between the Department of Natural Resources and the National Sailing Hall of Fame, Inc. to lease DNR property for the development of a new Nation Sailing Hall of Fame along the downtown waterfront.

The Agreement and Lease obligated National Sailing Hall of Fame to sublease to the Annapolis Boat Show each year and shall indemnify and hold the State harmless for such use.

**Special Conditions**

1. The Sub-Tenant shall occupy and use the Premises for placement of boat show materials and equipment in the Gravel Parking Area, lying above ground and submarine utility cables, docking and display of boats, vessels and associated equipment in the State water area by vendors.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**LANDLORD LEASE**

**ITEM**           15-LL (Cont.)

2.     The Sub-Tenant shall maintain at its expense insurance coverage including: Commercial General Liability in the amount of \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate, and shall contain broad form CGL Endorsement or its equivalent. Additional Commercial General Liability insurance must contain an endorsement for marine liability insurance coverage, in excess of the primary protection limits stated above, against loss, damage or liability not less than a minimum coverage of \$10,000,000.00 per occurrence, \$10,000,000.00 annual aggregate.
3.     This Sublease may be terminated by DNR in whole or time to time in part, whenever DNR determines that such termination shall be in the best interest of the State.
4.     The property is leased in an “as is” condition.
5.     The Sub-Tenant shall be responsible for obtaining all permits, licenses, inspections and approvals required for its use and occupancy of the premises.
6.     The Sub-Tenant shall be responsible for all utilities and janitorial services association with the Boat Show.
7.     The revenue derived from this Lease shall be deposited into the Natural Resources Police general fund.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE****ITEM** 16-LT

**DEPARTMENT OF LABOR, LICENSING & REGULATION**  
(Boards and Commissions) Baltimore City

**Landlord** Central Parking Systems of Maryland, Inc.  
400 East Pratt St., Suite 700  
Baltimore, MD 21201

**Property Location** 601 N. Calvert St.  
Baltimore, MD 21202

<b><u>Space Type</u></b>	Garage Parking	<b><u>Lease Type</u></b>	New	<b><u>Number of Spaces</u></b>	7
<b><u>Duration</u></b>	2 Years	<b><u>Effective</u></b>	10/1/2010		
<b><u>Annual Rent</u></b>	\$9,240.00	<b><u>Rate/Space/Month</u></b>		\$110.00	
		<b><u>Prev. Rate/Space/Month</u></b>		\$135.00	

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord

**Previous Board Actions** 4/18/2001 Item 18-L  
**Fund Sources** General 58.4 % PCA FFA89 11473  
Special 41.6 % PCA FFA89

**Remarks**

1. These spaces will be used by the Boards and Commissions members. In 2001 there were 9 parking spaces for the Boards & Commissions. In 2002 the number of Commissioners' parking spaces were dropped from 9 to 7. A corresponding number spaces were also dropped. Parking agreement since 2001 was month-to-month. This lease is for a fixed term of 2 years.
2. The negotiation of the rental rate resulted in a savings of \$4,200 over the term of the lease.
3. The lease contains a termination for convenience clause.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**      16-LT (Cont.)

4.      This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE****ITEM** 17-LT-OPT

**DEPARTMENT OF ASSESSMENTS & TAXATION** Chestertown, MD  
Kent County

**Landlord** The County Commissioners of Kent County  
400 High St.  
Chestertown, MD 21620

**Property Location** 400 High St., 3<sup>rd</sup> Floor  
Chestertown, MD 21620

<b><u>Space Type</u></b>	Office/Storage	<b><u>Lease Type</u></b>	Renewal	<b><u>Square Feet</u></b>
<b><u>Duration</u></b>	1 Year	<b><u>Effective</u></b>	10/1/2010	Office 2,481.0
<b><u>Annual Rent</u></b>	\$46,170.50	<b><u>Square Foot Rate</u></b>	\$15.60	Storage 479.5
		<b><u>Previous Square Foot Rate</u></b>	\$13.68	Total 2,960.5

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord  
**Previous Board Action(s)** 4/7/1999 – 21-L

**Fund Source** 100% General Funds E50C0.02. PCA 26401 Obj. 1301

**History/Administrative Review** An administrative review of the lease file for this location revealed that the agency has continually occupied the leased space since August 1, 1999. The contractual six month lease holdover period expired on January 31, 2010. Now, therefore, the Board is requested to retroactively approve the leasing of this space for the 8 month, from February 1, 2010 to September 30, 2010 pursuant to the State Finance and Procurement Article 11-204(c)(1).

**Remarks**

1. This space has been used since August 1, 1999 as the Kent County assessment office. The assessment office is responsible for assessing all real property in Kent County as well as assisting home and business owners in the assessment appeal process.
2. The lease contains a termination for convenience clause.
3. This is a short term lease to allow ample time to complete the Request for Proposal process for the relocation of this office.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**      17-LT-OPT (Cont.)

4.      The original net usable square feet of space was 3,338 (2,796 – office; 542 – storage); application of the new State space standard resulted in a reduction of 377.5 nuf (315-office; 62.5 – storage).

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE****ITEM** 18-LT-MOD

**MARYLAND STATE DEPARTMENT OF EDUCATION** Cumberland  
(Child Care Administration) Allegany County

**Landlord** Western Maryland Station Center, Inc.  
44 Baltimore St.  
Cumberland, MD 21502

**Property Location** 3 Pershing St., Room 328  
Cumberland, MD 21502

<b><u>Space Type</u></b>	Office	<b><u>Lease Type</u></b>	Additional	<b><u>Square Feet</u></b>	413
<b><u>Duration</u></b>	2 Years	<b><u>Effective</u></b>	10/1/2010		
<b><u>Annual Rent</u></b>	\$5,530.08 (Avg)	<b><u>Square Foot Rate</u></b>	\$13.39 (Avg)		

**Utilities Responsibility** Landlord  
**Custodial Responsibility** Landlord

**Previous Board Actions** 10/03/2007 Item 5-LT; 5/8/02 Item 10-L; 04/30/1997  
Item 13-L; 6/26/91 Item 32-L.

**Fund Sources** 100 % General R00 PCA: J300

**Special Conditions** The lease contains escalations/de-escalations for real estate taxes, utilities and cleaning.

**Remarks**

1. The agency has 3 staff personnel who occupy 394 nusef of space which is used to provide services to child care providers, potential child care providers, parents and representatives from other Agencies. The space is inadequate to carry out the mission of the agency.
2. The additional space of 413 nusef will bring the total to 807 nusef which will provide the interviewing room and training room to meet mission needs. The additional 413 square feet of office space for the Department of Education brings the total space occupied space in the building to 8,832 square feet of office space and 400 square feet of storage space.
3. The additional 413 square feet of office space for the Department of Education will run concurrent with the existing lease agreement with the same terms and conditions.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**TENANT LEASE**

**ITEM**          18-LT-MOD (Cont.)

4.        The rental rate commenced at \$12.62 per net usable square foot and increases by 3% annually equaling the 5 year average rate of \$13.39.
5.        The lease contains a termination for convenience clause.
6.        This space was acquired by sole source in accordance with the DGS Space Management Manual, Paragraph 6-605 E., as authorized by COMAR 21.02.05.05. The Department of General Services, in conjunction with the using Agency, recommends the approval of this item.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            19-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grant.

*Board of Directors of the Prince George’s African American Museum & Cultural Center (Prince George’s County)*

*African American History Museum*

*“For the acquisition, planning, design, construction and capital equipping of the African American History Museum, located in North Brentwood.”*

***\$50,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)*

*DGS Item G127, SL-044-090-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, The Board of Directors of the Prince George’s African American Museum & Cultural Center has submitted evidence in the form of invoices and canceled checks that it has \$70,196.04 in eligible expenditures to meet their matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of the Prince George’s African American Museum & Cultural Center \$20,196.05 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$1,776,000.00
	<b>09-G127 (This Action)</b>	<b>\$ 50,000.00</b>
	Local Cost	\$1,726,000.00

**REMARKS**

(1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

(2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**        19-CGL (Cont.)

- (3)     The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            20-CGL

**RECOMMENDATION** That the Board of Public Works certifies matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grants:

*Board of Trustees of the Baltimore Museum of Industry, Inc. (Baltimore City)*

*Baltimore Museum of Industry – Life Safety System Upgrades*

*“For the planning, design, construction, repair, renovation, reconstruction and capital equipping of Life Safety System Upgrades at the Baltimore Museum of Industry, located in Baltimore.”*

***\$40,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)*

*DGS Item G032*

***\$40,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (LSI - Chapter 485, Acts of 2009)*

*DGS Item G080, (SL-043-981-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of the Baltimore Museum of Industry, Inc. is utilizing value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, reviewed the appraisal for 1437 and 1425 Key Highway and accepted a value of \$6,090,000.00. A portion of the value of this property was previously utilized as match for prior grants in the amount of \$950,000.00 and, with the current grants; the grantee has utilized a total of \$1,030,000.00 of the value of property to meet the matching fund requirement.

**BACKGROUND**

Total Project	\$3,860,000.00
<b>09-G032 (This Action)</b>	<b>\$ 40,000.00</b>
<b>09-G080 (This Action)</b>	<b>\$ 40,000.00</b>
08-G018 (Prior Action)	\$ 150,000.00
08-G119 (Prior Action)	\$ 150,000.00
98-G000 (Prior Action)	\$ 500,000.00
99-G000 (Prior Action)	\$ 250,000.00
00-G000 (Prior Action)	\$ 250,000.00
04-G012 (Prior Action)	\$ 150,000.00
05-G019 (Prior Action)	\$ 150,000.00
05-G020 (Prior Action)	\$ 200,000.00
07-G105 (Prior Action)	\$ 50,000.00
Local Cost	\$1,930,000.00

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            20-CGL (Cont.)

(Prior Actions: 10/27/1999 Agenda, Item 25-CGL; 3/8/2000 Agenda, Item 15-CGL; 3/22/2000 Agenda, Item 29-CGL; 12/13/2000 Agenda, Item 27-CGL; 12/19/2001 Agenda, Item 28-CGL; 4/16/03 Agenda, Item 16-CGL; 9/17/2003 Agenda, Item 25-CGL; 2/11/2004 Agenda, Item 11-CGL; 9/8/2004 Agenda, Item 35-CGL; 4/2/2008 Agenda, Item 20-CGL; 5/21/2008 Agenda, Item 26-CGL; 8/26/2009 Agenda, Item 13-CGL; 5/5/2010 Agenda, Item 12-CGL.)

**REMARKS:**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            21-CGL

**RECOMMENDATION** That the Board of Public Works authorize that funds be encumbered for the following grant:

*County Executive and County Council of Baltimore County  
Banneker Historical Park & Museum*

*“For the planning, design, construction, and capital equipping of a replica of  
Benjamin Banneker’s cabin and homestead, located in Catonsville.”*

***\$400,000.00 – Encumber \$400,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)  
DGS Item 028, SL-089-060-038*

**MATCHING FUND** No match - Approval of funds: 3/21/2007 Agenda, Item 16-CGL.A.

<b><u>BACKGROUND</u></b>	Total Project	\$465,000.00
	<b>06-028 (This Action)</b>	<b>\$400,000.00</b>
	Local Cost	\$ 65,000.00

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) The Invoices should be submitted to the Department of General Services for the disbursement of funds.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            22-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of Hagerstown Neighborhood Development Partnership, Inc.  
(Washington County)*

*Barbara Ingram School for the Arts*

*“For the repair, renovation, reconstruction, and capital equipping of the Barbara Ingram School for the Arts, located in Hagerstown.”*

***\$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)  
DGS Item G144, (SL-040-040-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Board of Directors of Hagerstown Neighborhood Development Partnership, Inc. has submitted evidence in the form of canceled checks and invoices that it has more than \$300,000.00 in eligible expenditures to meet the matching fund requirement for this project.

Board of Public Works approval is also requested to reimburse the Board of Directors of Hagerstown Neighborhood Development Partnership, Inc. \$150,000.00 for eligible expenditures.

**BACKGROUND**

Total Project	\$10,250,000.00
<b>09-G144 (This Action)</b>	<b>\$ 150,000.00</b>
07-G167 (Prior Action)	\$ 150,000.00
04-G014 (Prior Action)	\$ 400,000.00
Local Cost	\$ 9,550,000.00

(Prior Actions: 10/21/09 Agenda, Item 14-CGL; 5/17/06 Agenda, Item 27-CGL)

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            22-CGL (Cont.)

**REMARKS**

- (1)     The grant agreement Recitals point out the Capital Project Grant Assumption Agreement dated October 17, 2007 relating to the \$400,000 grant for the Project authorized by Chapter 432, Acts of 2004 and the \$150,000 grant for the Project authorized by Chapter 488, Acts of 2007 as previously approved by the Board of Public Works. Grant condition #13 – Disposition of Property is modified to include the terms of the Assumption Agreement that outline current and projected interests in the site of the Project and the Project itself. Grant condition #14 – Insurance is modified to reflect the Board of Education of Washington County as the responsible party for this requirement.
- (2)     This action is in accordance with the enabling legislation and complies with the tax exempt bond provisions of the Internal Revenue Code.
- (3)     The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (4)     The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            23-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of the Kennard Alumni Association, Inc. (Queen Anne’s County)  
Kennard High School Restoration*

*“For the repair, renovation, reconstruction, and capital equipping of Kennard High School, located in Centreville.”*

***\$75,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G087, (SL-005-090-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2012. The Board of Directors of the Kennard Alumni Association, Inc. has submitted documentation that Queen Anne’s County has appropriated \$50,000.00 in their Fiscal Year 2011 Capital Budget and the grantee has \$103,108.89 in a financial institution for a total of \$153,108.89 to meet the matching fund requirement for this project

**BACKGROUND**

Total Project	\$550,000.00
<b>10-G087 (This Action)</b>	<b>\$ 75,000.00</b>
09-G075 (Prior Action)	\$100,000.00
09-G140 ((Prior Action)	\$100,000.00
Local Cost	\$275,000.00

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            24-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds, enter into grant agreements, and authorize that funds be encumbered for the following grants.

*Board of Directors of Lanham Boys & Girls Club, Inc. (Prince George’s County)  
Lanham Boys & Girls Club Sports Park Renovation  
“For the planning, design, construction, repair, and renovation of a sports park,  
located in Lanham.”*

***\$100,000.00***

*Maryland Consolidated Capital Bond Loan of 2008 (Chapter 336, Acts of 2008)  
DGS Item G096*

***\$150,000.00***

*Maryland Consolidated Capital Bond Loan of 2008 (Chapter 336, Acts of 2008)  
DGS Item G184, SL-085-080-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, The Board of Directors of Lanham Boys & Girls Club, Inc. is utilizing value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, has reviewed the appraisal for 700 Good Luck Road, Lanham and has accepted a value of \$300,000.00. *Documents for certification of match were received by the Department of General Services prior to May 31, 2010.*

**BACKGROUND**

Total Project	\$550,000.00
<b>08-G096 (This Action)</b>	<b>\$100,000.00</b>
<b>08-G184 (This Action)</b>	<b>\$150,000.00</b>
Local Cost	\$300,000.00

**REMARKS**

(1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

(2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            25-CGL

**RECOMMENDATION** That the Board of Public Works authorize that funds be encumbered for the following grant:

*Board of Directors of Baltimore Development Corporation (Baltimore City)*  
*Legends Park*  
*“For the planning, design, construction, and capital equipping of Legends Park, located in Baltimore City.”*  
**\$25,000.00 – Encumber \$25,000.00**  
*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)*  
*DGS Item G046, SL-090-060-038*

**MATCHING FUND** 7/20/08 Agenda, Item 6-CGL.A.

<b><u>BACKGROUND</u></b>	Total Project	\$239,000.00
	<b>06-G046 (This Action)</b>	<b>\$ 25,000.00</b>
	Local Cost	\$214,000.00

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            26-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds, enter into grant agreement, and authorize that funds be encumbered for the following grant:

*Board of Directors of the National Children’s Museum  
(Prince George’s County)*

*National Children’s Museum*

*“For the acquisition, design, construction, and capital equipping of the new National Children’s Museum, located in Oxon Hill.”*

***\$5,000,000.00***

*Maryland Consolidated Capital Bond Loan of 2010 (Chapter 483, Acts of 2010)  
DGS Item G012, (SL-002-080-038)*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2012. The Board of Directors of the National Children’s Museum, Inc. has submitted documentation that Prince George’s County has appropriated \$2,750,000.00 in their Fiscal Year 2010 Capital Budget and it has \$6,067,071.00 in a financial institution to meet their matching fund requirement.

<b><u>BACKGROUND</u></b>	Total Project	\$182,000,000.00
	<b>10-G012 (This Action)</b>	<b>\$ 5,000,000.00</b>
	09-G015 (Prior Action)	\$ 1,500,000.00
	09-G038 (Prior Action)	\$ 1,750,000.00
	09-G085 (Prior Action)	\$ 1,750,000.00
	08-G022 (Prior Action)	\$ 1,000,000.00
	08-G121 (Prior Action)	\$ 1,000,000.00
	Local Cost	\$170,000,000.00

(Prior Actions: 12/2/2009 Agenda, Item 15-CGL; 10/1/2008 Agenda, Item 30-CGL)

**REMARKS**

(1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

(2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**        26-CGL (Cont.)

(3)     The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            27-CGL

**RECOMMENDATION** That the Board of Public Works certify matching funds, enter into a grant agreement, and authorize that funds be encumbered for the following grant.

***Town of North Beach (Calvert County)***

*North Beach Boardwalk*

*“For the planning, design, construction and capital equipping of the North Beach Boardwalk, located in North Beach.”*

***\$250,000.00***

*Maryland Consolidated Capital Bond Loan of 2009 (Chapter 485, Acts of 2009)  
DGS Item G108, SL-042-090-038*

**MATCHING FUND** The MCCBL requires the grant recipient to provide a matching fund and the Board of Public Works to certify a matching fund no later than June 1, 2011. The Town of North Beach is utilizing value of property to meet their matching fund requirement for this project. The Department of General Services, Real Estate Office, has reviewed the appraisal for 9105 Bay Avenue, North Beach and has accepted a value of \$1,800,000.00. The Town of North Beach has also submitted evidence in the form of invoices and canceled checks that it has \$369,166.65 in eligible expenditures.

Board of Public Works approval is also requested to reimburse the Town of North Beach \$250,000.00 for eligible expenditures.

<b><u>BACKGROUND</u></b>	Total Project	\$500,000.00
	<b>09-G108 (This Action)</b>	<b>\$250,000.00</b>
	Local Cost	\$250,000.00

**REMARKS**

(1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

(2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**        27-CGL (Cont.)

- (3)     The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            28-CGL

**RECOMMENDATION** That the Board of Public Works authorize that funds be encumbered for the following grant:

*County Executive and County Council of Baltimore County  
Perry Hall Mansion*

*“For the renovation, interior restoration, and capital equipping of the Perry Hall Mansion, located in Perry Hall.”*

***\$225,000.00 – Encumber \$225,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)  
DGS Item G054, SL-088-060-038*

**MATCHING FUND**            3/21/2007 Agenda, Item 17-CGL.C.

<b><u>BACKGROUND</u></b>	Total Project	\$1,250,000.00
	<b>06-G054 (This Action)</b>	<b>\$ 225,000.00</b>
	01-G000 (Prior Action)	\$ 400,000.00
	Local Cost	\$ 625,000.00

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            29-CGL

**RECOMMENDATION** That the Board of Public Works authorize that funds be encumbered for the following grant:

*Mayor & City Council of Takoma Park (Montgomery County)*

*Takoma Park Community Learning Center*

*“For the planning, design and construction of a building to serve as a community learning center, located in Takoma Park.”*

***\$110,000.00 – Encumber \$110,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)*

*DGS Item G083*

***\$250,000.00 – Encumber \$250,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)*

*DGS Item G163, SL-044-981-038*

**MATCHING FUND**            10/3/07 Agenda, Item 12-CGL. K., L.

<b><u>BACKGROUND</u></b>	Total Project	\$18,800,000.00
	<b>06-G083 (This Action)</b>	<b>\$ 110,000.00</b>
	<b>06-G163 (This Action)</b>	<b>\$ 250,000.00</b>
	05-G141 (Prior Action)	\$ 250,000.00
	05-G142 (Prior Action)	\$ 100,000.00
	04-G100 (Prior Action)	\$ 300,000.00
	02-153 (Prior Action)	\$ 1,000,000.00
	02-163 (Prior Action)	\$ 500,000.00
	Local Cost	\$16,290,000.00

(Prior Actions: 9/21/2005 Agenda, Items 41-CGL & 42-CGL; 11/17/2004 Agenda, Item 23-CGL; 5/5/2004 Agenda, Item 15-CGL)

**REMARKS**

(1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.

(2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**        29-CGL (Cont.)

- (3)        The Comptroller may not disburse State funds until after the Comptroller verifies that the grant recipient has expended the matching fund and the required amount for reimbursement.

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            30-CGL

**RECOMMENDATION** That the Board of Public Works authorize that funds be encumbered for the following grant:

*County Executive and County Council of Baltimore County*

*Todd's Inheritance*

*“For the renovation and restoration of Todd's Inheritance, located in Edgemere.”*

***\$275,000.00 – Encumber \$275,000.00***

*Maryland Consolidated Capital Bond Loan of 2006 (Chapter 46, Acts of 2006)*

*DGS Item 032, SL-087-060-038*

**MATCHING FUND**            No match - Certified funds on 6/6/2007 Agenda, Item 9-CGL

<b><u>BACKGROUND</u></b>	Total Project	\$375,000.00
	<b>06- 032 (This Action)</b>	<b>\$275,000.00</b>
	09-G107 (Future Action)	\$ 50,000.00
	Local Cost	\$ 50,000.00

**REMARKS**

- (1) This action is in accordance with the enabling legislation and complies with the tax-exempt bond provisions of the Internal Revenue Code.
- (2) The grant recipient shall consult with the Maryland Historical Trust pursuant to Sections 5A-325 to 328, State Finance and Procurement Article, Annotated Code of Maryland, and convey a perpetual preservation easement pursuant to the terms of the enabling legislation.
- (3) The Invoices should be submitted to the Department of General Services for the disbursement of funds.

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Board of Public Works Action - The above referenced Item was:

APPROVED	DISAPPROVED	DEFERRED	WITHDRAWN
WITH DISCUSSION		WITHOUT DISCUSSION	

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            31-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

**NAME OF GRANTEE/BORROWER**

Main Street Housing, Inc.  
1521 South Edgewood St.  
Baltimore, MD 21227

**PROJECT NO. AND TITLE**

MHA-CB-20906-02  
Acquisition of 45 Chase St.  
Westminster, MD 21157

**DESCRIPTION**

Board of Public Works approval is requested for a State grant of \$138,113.00 to assist Main Street Housing, Inc., a nonprofit organization, in the cost of acquiring a three-bedroom home at 45 Chase Street, Westminster, MD 21157. The contract price is \$224,900.00, and the home will provide housing for three mentally ill individuals. Three appraisals were obtained for this property; all have been reviewed by the Department of General Services.

**APPRAISALS**

\$215,000.00-Erin M. Monroe  
\$226,000.00-Merle P. Intner  
\$235,000.00-Daniel Green

Based on these appraisals, the Department of General Services approved the fair market value of the real estate at \$235,000.00.

**AMOUNT**

\$224,900.00 (See Remarks below)

**FUND SOURCES**

\$86,787.00 (38.59%) – Applicant's Share  
Department of Housing and Community  
Development Deferred Payment Loan  
\$138,113.00 (61.41%) – State's Share  
MCCBL 2008, Community Health Facilities  
Funds



**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            32-CGL

**DEPARTMENT OF HEALTH AND MENTAL HYGIENE**

<b><u>NAME OF GRANTEE/BORROWER</u></b>	Health Care for the Homeless 421 Fallsway Baltimore, MD 21202
<b><u>PROJECT NO. AND TITLE</u></b>	FQHC-CB-12005-01; Health Care for the Homeless Dental Equipment (Baltimore City)
<b><u>DESCRIPTION</u></b>	Board of Public Works approval is requested for a State grant in the amount of \$155,000.00 to Health Care for the Homeless for acquiring dental equipment. The grant will be used to equip a dental suite at 421 Fallsway, Baltimore, MD 21202. The dental suite will contain three dental operatories, one dentist office, one dental laboratory, and one dental storage unit. Henry Schein Dental was chosen as the vendor for this project based on services offered, including designing the dental suite.
<b><u>PROCUREMENT METHOD</u></b>	Negotiated
<b><u>AWARD</u></b>	Henry Schein Dental West Allis, WI
<b><u>AMOUNT</u></b>	\$206,667.00
<b><u>REMARKS</u></b>	Health Care for the Homeless (HCH), established in 1985, provides comprehensive medical care, mental health services, case management, addiction treatment, and access to housing and employment to over 6,000 homeless persons in Baltimore City.

On August 6, 2008, the Board of Public Works approved a State grant (CGL-25) in the amount of \$3,700,000.00 for Health Care for the Homeless to construct a three-story 56,000-gross-square-foot building at 421 Fallsway, Baltimore, Maryland 21202. The second story of this building contains 895 net square feet of space designed to house Maryland's first oral health program for children and adults experiencing homelessness. Healthcare for the Homeless estimates that it will serve 360 new patients within the first two years of operation of the oral health program.

**DEPARTMENT OF GENERAL SERVICES**  
**ACTION AGENDA**

**CAPITAL GRANTS AND LOANS**

**ITEM**            32-CGL (Cont.)

In accordance with Subtitle 6 of the Health-General Article of the *Annotated Code of Maryland*, the Board's approval is further contingent upon the State's right of recovery being included in the Deed(s) or otherwise recorded among the Land Records of Baltimore City.

No State funds will be disbursed until the grantee has presented suitable evidence to the Comptroller that it has expended the required matching funds for this project. After the grantee has met the aforementioned requirement; all future invoices will be submitted to the Comptroller's office for payment. That office will disburse the State portion in amounts equal to the invoices submitted.

**FUND SOURCES**

\$51,667.00 (25%) - Applicant's Share Cash Reserves  
\$155,000.00 (75%) - State's Share, MCCBL 2009, Federally Qualified Health Centers

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Board of Public Works Action - The above referenced Item was:

APPROVED

DISAPPROVED

DEFERRED

WITHDRAWN

WITH DISCUSSION

WITHOUT DISCUSSION